

SANDSPIT, B.C.

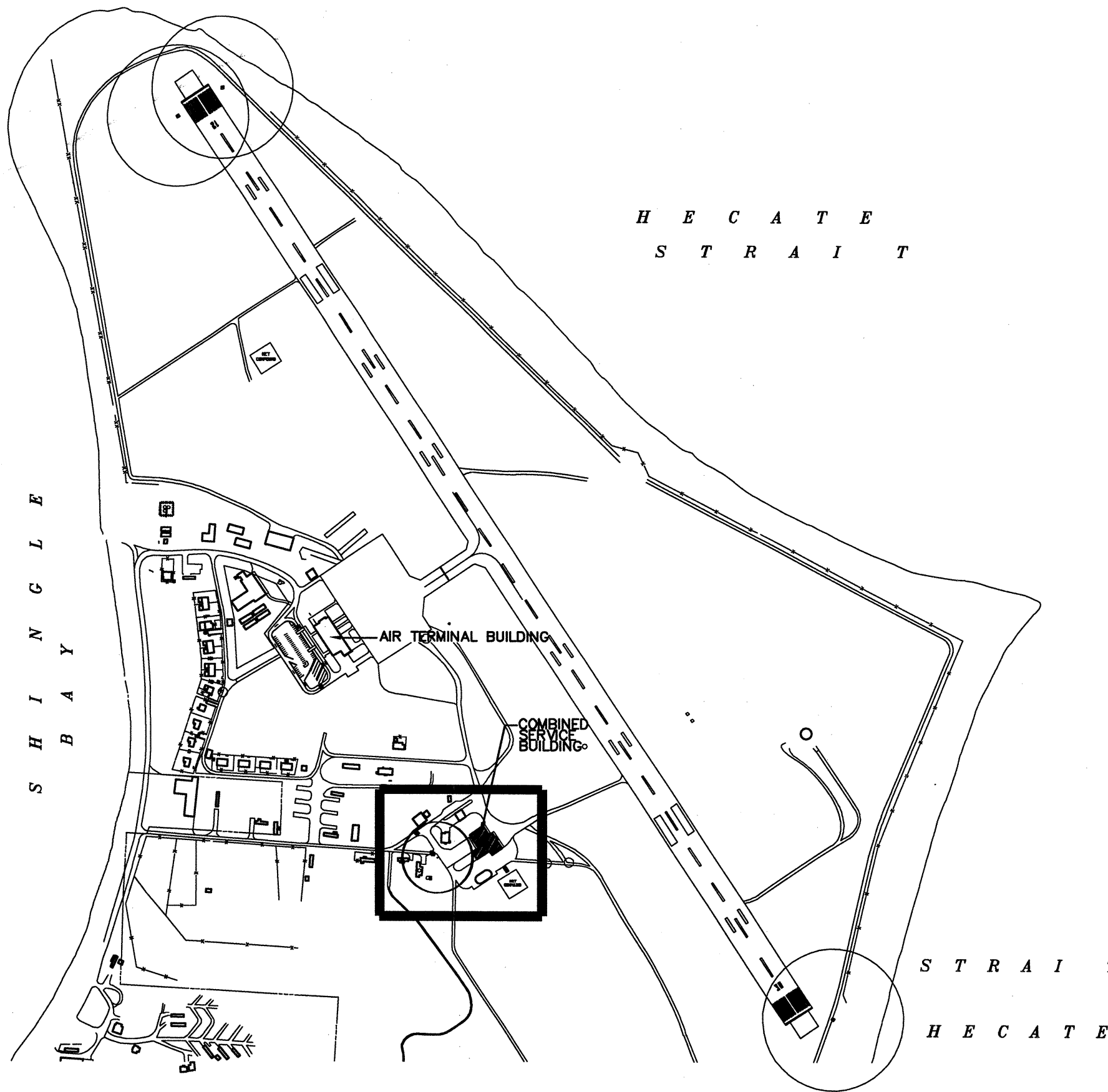


REGIONAL AIRPORT

COMBINED SERVICE BUILDING

BUILDING ENVELOPE REFURBISHING

H E C A T E
S T R A I T



AIRPORT SITE PLAN

SCALE N.T.S.

GENERAL NOTES

- DEFINITIONS:
 - RJC: READ JONES CHRISTOFFERSEN LTD. OR ITS REPRESENTATIVE.
- THIS SET OF DRAWINGS SHOWS THE COMPLETED PROJECT. IT DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND ABOUT THE JOB SITE DURING CONSTRUCTION, AND THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES, FORM WORK, FALSE WORK, SHORING, ETC. REQUIRED TO COMPLETE THE WORK.
- THE INFORMATION ON THIS DRAWING SHALL NOT BE USED FOR ANYTHING OTHER THAN THE SPECIFIED WORKS OR PART OF THE WORKS FOR WHICH IT HAS BEEN AUTHORIZED BY RJC.
- THE USE OF THESE DRAWINGS IS LIMITED TO THAT IDENTIFIED IN THE REVISIONS COLUMN. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" IN THE REVISIONS COLUMN, AND SIGNED AND STAMPED BY AN ENGINEER OF RJC. THE DRAWINGS SHALL NOT BE USED FOR PRICING OR TENDER UNLESS SO INDICATED IN THE REVISIONS COLUMN.
- SECTION MARK SHOWN THUS MEANS SECTION #4 ON DRAWING R-3.1.
- THE CONTRACT DOCUMENTS ARE BASED ON DIMENSIONS FROM ORIGINAL DRAWINGS FOR THE EXISTING BUILDING STRUCTURE AND ASSUMPTIONS IN ACCORDANCE WITH STANDARD DETAILING AND CONSTRUCTION PRACTICE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CONSULTANT OF ANY VARIATIONS FROM THE ASSUMED CONDITIONS. IT IS UNDERSTOOD THAT MINOR MODIFICATIONS MAY BE REQUIRED TO THE WORK INDICATED. THE CONTRACTOR SHALL COOPERATE WITH THE CONSULTANT IN THIS REGARD. MINOR MODIFICATIONS WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT RESULT IN A CHANGE IN CONTRACT PRICE. DO NOT PROCEED WITH MODIFICATIONS TO THE EXISTING STRUCTURE OR THE NEW WORK WITHOUT WRITTEN APPROVAL FROM RJC.
- RJC'S DRAWINGS, WHETHER IN ELECTRONIC FORMAT OR HARD COPY, MAY NOT BE USED AS OR MODIFIED TO PROVIDE SHOP DRAWINGS UNLESS:
 - RJC IS COMPENSATED FOR THE DRAWINGS AND
 - THE CONTRACTOR RESPONSIBLE FOR THE SHOP DRAWINGS SIGNS RJC'S STANDARD AUTHORIZATION AND WAIVER FORM.
- COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF EXISTING CONDITIONS AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- DO NOT OVERLOAD THE STRUCTURE. ENSURE ALL REASONABLE PRECAUTIONS ARE TAKEN TO PREVENT DAMAGE TO THE UNDERLYING STRUCTURES REMAINING IN PLACE. PROVIDE SHORING AS NECESSARY TO PREVENT OVERLOADING OF THE STRUCTURE DURING DEMOLITION AND CONSTRUCTION.
- CONTRACTOR TO ENSURE THAT EXISTING STRUCTURAL MEMBERS AND SERVICES ARE NOT DAMAGED THROUGH DEMOLITION, SAWCUTTING, HOLE AUGURING OR OTHER CONSTRUCTION ACTIVITIES.
- DO NOT CUT OR DRILL ANY OPENINGS IN STRUCTURAL MEMBERS WITHOUT WRITTEN PERMISSION OF RJC.
- CONTRACTOR TO ENSURE THAT EXISTING AIR AND VAPOUR BARRIERS ARE MAINTAINED IN AREAS OF CONSTRUCTION. ANY INADEQUACIES IN AIR OR VAPOUR BARRIERS TO BE BROUGHT TO THE ATTENTION OF THE CONSULTANT (RJC).

DESIGN PARAMETERS

- THE COMPLETED BUILDING ENVELOPE UPGRADE SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN SUBSTANTIAL ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA 2010.
- THIS BUILDING ENVELOPE RESTORATION HAS BEEN DESIGNED USING RAINSCREEN PRINCIPLES.
- WINDOW SYSTEMS WITH VARYING LEVELS OF PERFORMANCE AND EXPECTED DURABILITY WERE REVIEWED BY THE OWNERS. WINDOW SYSTEMS ARE EXPECTED TO PROVIDE A LEVEL OF PERFORMANCE COMMENSURATE WITH THE EXPECTED DESIGN SERVICE LIFE OF THIS PROJECT. CLASSIFICATION RATING TO AAMA/WDMA/CSA 101 I.S.2/A440: CLASS CW-PG 85.

WOOD FRAMING

- ALL DESIGN, DETAILS, MATERIALS AND CONSTRUCTION PROCEDURES SHALL CONFORM TO CURRENT EDITIONS OF THE FOLLOWING AS A MINIMUM:
 - NATIONAL BUILDING CODE 2010 - PART 9
 - CAN/CSA-086 - ENGINEERING DESIGN IN WOOD
 - CSA 0121 - DOUGLAS FIR PLYWOOD
 - CSA 0111 - WIRE NAILS, SPIKES AND STAPLES
 - CAN/CSA-B34 - MISCELLANEOUS BOLTS AND SCREWS
 - CANADIAN WOOD-FRAME HOUSE CONSTRUCTION-CMHC
 - "WOOD DESIGN MANUAL" - CANADIAN WOOD COUNCIL
 - "WOOD BUILDING TECHNOLOGY" - CANADIAN WOOD COUNCIL
- ANY CHANGES TO THE FRAMING SHOWN ON THESE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF RJC. FRAMING CHANGES WHICH HAVE NOT BEEN SO APPROVED WILL BE REJECTED.
- ANY TIMBER NOT GRADE MARKED WILL BE REJECTED.
- FINISHES SHALL BE DETAILED TO ACCOMMODATE SHRINKAGE OF THE TIMBER OVER TIME.
- DO NOT COVER WOOD FRAMING WITH FINISHES UNTIL RJC'S FRAMING REVIEW IS COMPLETE. PROVIDE 24 HOURS ADVANCE NOTIFICATION WHEN FRAMING REVIEWS ARE REQUIRED.
- NOTCHING AND DRILLING OF STRUCTURAL ELEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH IN THE BUILDING CODE PART 9, UNLESS OTHERWISE APPROVED IN WRITING BY RJC.
- ALL NEW TIMBER AND SHEATHING TO BE PRESERVATIVE TREATED WHERE SPECIFIED, FIELD TREAT ALL CUT EDGES.

STAGING

- CONTRACTOR TO PROVIDE SAFE ACCESS TO EXECUTE THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS. ACCESS MAY BE COMPRISED OF: SCAFFOLDING, STAGING, FALSE WORK, COMBINATIONS OF THE PRECEDING OR OTHER METHODS APPROVED BY WORKSAFE BRITISH COLUMBIA.
- ALL ACCESS SHALL BE SUITABLE FOR THE SAFE AND EFFICIENT PERFORMANCE OF THE WORK. CONTRACTOR TO SUBMIT A PLAN OF THE BUILDING (PROVIDED) INDICATING THE TYPE OF ACCESS TO BE EMPLOYED ON EACH PORTION OF THE BUILDING.
- ALL ACCESS SHALL BE CAPABLE OF RESISTING ITS DEAD LOAD AND THE LIVE LOAD OF THE WORKERS AND STORED MATERIALS. LIVE LOADING TO CONFORM TO CAN/CSA S269.2 M87, ACCESS SCAFFOLD FOR CONSTRUCTION PURPOSES, CLAUSE 5.2.1.(8).
- REFERENCE: BRITISH COLUMBIA OCCUPATIONAL HEALTH AND SAFETY REGULATION (REGULATION 296/97) PART 13.

FIELD REVIEW BY RJC

- RJC PROVIDES FIELD REVIEW ONLY FOR THE WORK SHOWN ON THESE DRAWINGS. THIS REVIEW IS NOT A "FULL TIME" REVIEW BUT IS CONDUCTED WITH SUCH FREQUENCY AS RJC DEEMS APPROPRIATE TO OBSERVE VARIOUS STAGES OF THE WORK AND TO ASCERTAIN THAT THE WORK IS IN GENERAL CONFORMANCE WITH THE PLANS AND SUPPORTING DOCUMENTS PREPARED BY RJC. FIELD REVIEW BY RJC IS NOT CARRIED OUT FOR THE CONTRACTOR'S BENEFIT, NOR DOES IT MAKE RJC GUARANTORS OF THE CONTRACTOR'S WORK. IT REMAINS THE CONTRACTOR'S RESPONSIBILITY TO BUILD THE WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. RJC WILL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUB-CONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- RJC WILL REVIEW SHOP DRAWINGS PERTAINING TO WORK SHOWN ON RJC'S DRAWINGS. THE EXTENT OF THIS REVIEW IS AT THE SOLE DISCRETION OF RJC AND IS FOR THE SOLE PURPOSE OF ASCERTAINING GENERAL CONFORMANCE WITH THE BUILDING ENVELOPE DESIGN CONCEPT. THE REVIEW IS NOT AN APPROVAL OF THE DESIGN, DETAILS, AND DIMENSIONS INHERENT IN THE SHOP DRAWINGS, RESPONSIBILITY FOR WHICH SHALL REMAIN WITH THE CONTRACTOR SUBMITTING THEM. SUCH REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SHOP DRAWINGS OR FOR MEETING ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- PROVIDE 48 HOURS ADVANCE NOTICE OF EACH REQUIRED FIELD REVIEW. FIELD REVIEW SHALL BE SCHEDULED TO BE CARRIED OUT DURING NORMAL BUSINESS HOURS UNLESS SPECIAL ARRANGEMENTS ARE MADE WITH RJC.
- THE WORK TO BE REVIEWED SHALL BE GENERALLY COMPLETE IN NATURE.

ABBREVIATIONS

THE FOLLOWING COMMON ABBREVIATIONS ARE REFERENCED WITHIN THE DRAWINGS:

ACCOM. --- ACCOMMODATE	MECH. --- MECHANICAL
ALT. --- ALTERNATE	MIN. --- MINIMUM
ALUM. --- ALUMINUM	N.I.C. --- NOT IN CONTRACT
ARCH. --- ARCHITECTURAL	N.T.S. --- NOT TO SCALE
BOT. --- BOTTOM	O.C. --- ON CENTRE
BTWN. --- BETWEEN	OPP. --- OPPOSITE
CANTIL. --- CANTILEVER	PL. --- PROPERTY LINE
CL. --- CENTER LINE	P.T. --- PRESERVATIVE TREATED
CLR. --- CLEAR	R.W.L. --- RAIN WATER LEADER
CLC. --- CONCRETE	R.D. --- ROOF DRAIN
CONT. --- CONTINUOUS	RTN. --- RETURN
C/W --- COMPLETE WITH	REIN. --- REINFORCED
DET. --- DETAIL	R/W --- REINFORCED WITH
DP. --- DEEP (I.E. DEPTH OF BEAM)	REQ'D --- REQUIRED
DWG. --- DRAWING	S.A.M. --- SELF-ADHERING MEMBRANE
DWLS. --- DOWELS	SIM. --- SIMILAR
ELEV. --- ELEVATION	S.O.G. --- SLAB ON GRADE
ELEC. --- ELECTRICAL	SPEC. --- SPECIFICATIONS
E.S. --- EACH SIDE	S.S. --- STAINLESS STEEL
E.W. --- EACH WAY	STRUCT. --- STRUCTURAL
EXIST. --- EXISTING	T.D.C. --- TRAFFIC DECK COATING
EXT. --- EXTERIOR	THK. --- THICK
F.D. --- FLOOR DRAIN	THRU --- THROUGH
GALV. --- GALVANIZED	TYP. --- TYPICAL
G.L. --- GRID LINE	T & B --- TOP AND BOTTOM
G.W.B. --- GYPSUM WALL BOARD	T & G --- TONGUE AND GROOVE
H & V --- HORIZONTAL AND VERTICAL	T.O.S. --- TOP OF SLAB
HORIZ. --- HORIZONTAL	U.N.O. --- UNLESS NOTED OTHERWISE
INT. --- INTERIOR	U/S --- UNDERSIDE
LG. --- LONG	VERT. --- VERTICAL
MAX. --- MAXIMUM	W/ --- WITH
MANUF. --- MANUFACTURED	

MATERIALS

- STUDS AND BUILT-UP POSTS TO BE S-P-F #2 GRADE OR BETTER. STUDS MAY BE FINGER-JOINTED (MAXIMUM 3 JOINTS/STUD) EXCEPT NO FINGER JOINTED STUDS AT THE ENDS OF SHEAR WALLS. FINGER JOINTED STUDS IN FIRE SEPARATIONS SHALL HAVE HEAT RESISTANT ADHESIVE (HSA).
- JOISTS TO BE S-P-F #2 GRADE OR BETTER.
- BUILT-UP BEAMS AND HEADERS TO BE S-P-F #2 GRADE OR BETTER.
- WALL PLATES TO BE S-P-F #2 GRADE OR BETTER. WALL PLATES SHALL BE KILN-DRIED AND MAY BE FINGER JOINTED.
- POSTS AND BEAMS TO BE HEM-FIR #2 GRADE OR BETTER.
- ALL DIMENSION LUMBER TO BE SURFACED FOUR SIDES ("S4S").
- PLYWOOD TO BE DOUGLAS FIR SHEATHING GRADE.
- TIMBER CONNECTION HARDWARE TO BE SIMPSON STRONG-TIE, CANADA SCAFFOLD SUPPLY, MGA CONNECTORS OR EQUIVALENT APPROVED BY RJC. COMPLETE WITH NAILS SUPPLIED BY MANUFACTURER. DO NOT USE P NAILS.
- NAILS SHALL BE COMMON ROUND STEEL WIRE NAILS OR COMMON SPIRAL NAILS.
- MISCELLANEOUS STEEL TO BE CAN/CSA-G40.21 OR APPROVED EQUAL.
- ANCHOR BOLTS SHALL BE ASTM F1554 OR ASTM A36 OR APPROVED EQUAL. ANCHOR BOLTS SHALL BE DEFORMED, THREADED ALONG THEIR FULL LENGTH OR HOOKED 40 mm AT THE BOTTOM.
- BOLTS SHALL BE ASTM A307 OR APPROVED EQUAL, USED WITH STANDARD CUT STEEL WASHERS UNLESS NOTED OTHERWISE ON DRAWINGS.
- ALL FASTENERS AND CONNECTION HARDWARE THROUGH PRESERVATIVE TREATED MATERIALS OR OUTSIDE OF THE MOISTURE BARRIER TO BE HOT DIPPED GALVANIZED OR STAINLESS STEEL AS SPECIFIED.

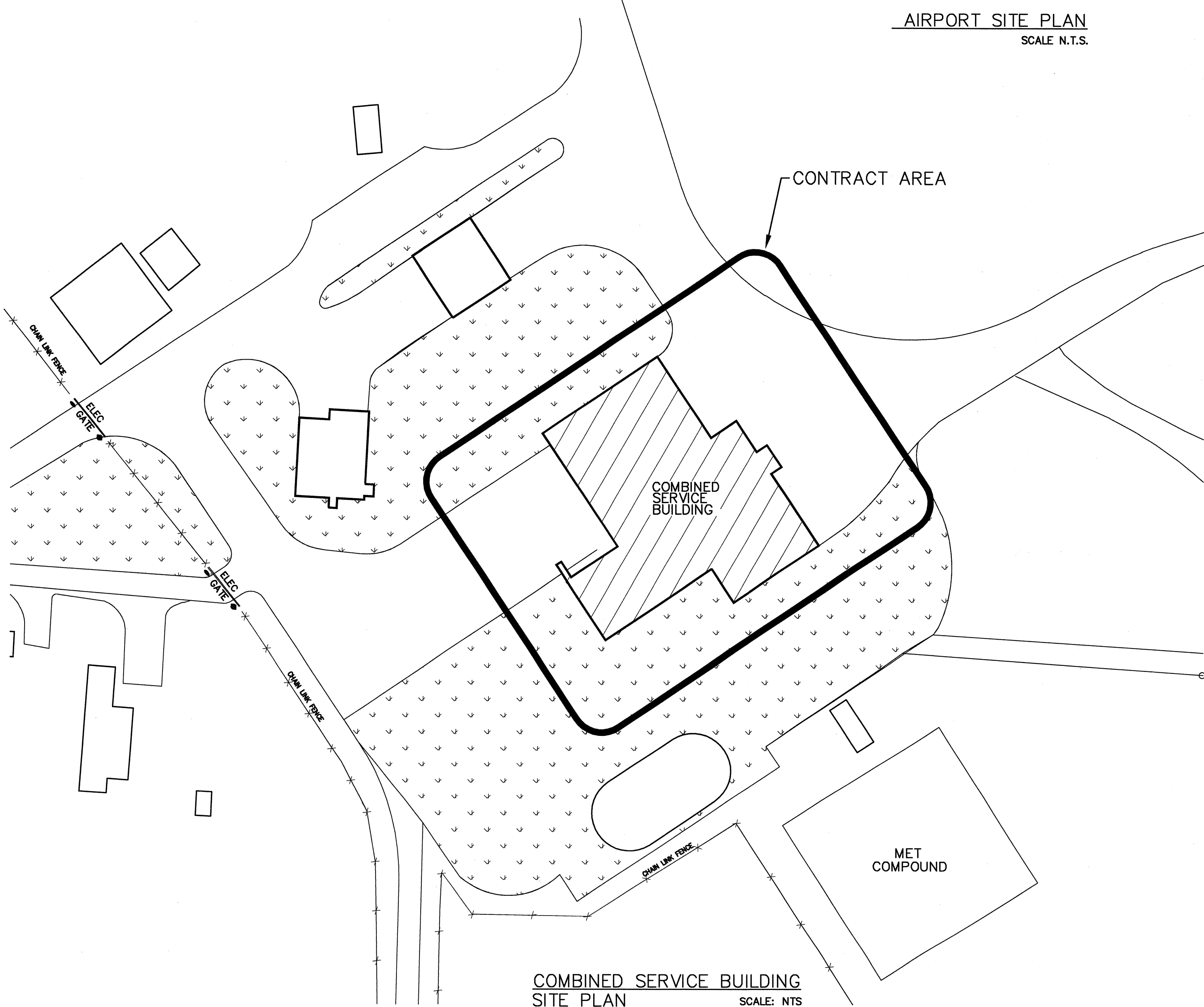
DRAWING LIST

ARCHITECTURAL

- A0 DRAWING INDEX, AIRPORT SITE PLAN, CSB SITE PLAN & GENERAL NOTES
- A1 MAIN FLOOR PLAN & NOTES
- A2 SECOND FLOOR PLAN & DETAILS
- A3 ROOF PLAN
- A4 SECOND FLOOR REFLECTED CEILING PLAN
- A5 EXISTING ELEVATIONS
- A6 PROPOSED ELEVATIONS
- A7 CROSS-SECTIONS AND WALL SECTIONS
- A8 MISCELLANEOUS DETAILS
- A9 EXISTING WALL SECTIONS
- A10 DOOR SCHEDULE & WINDOW SCHEDULE
- A11 WINDOW AND DOOR DETAILS
- A12 DETAILS
- A13 DETAILS

ELECTRICAL

- E1 ELECTRICAL LAYOUT



COMBINED SERVICE BUILDING
SITE PLAN
SCALE: NTS

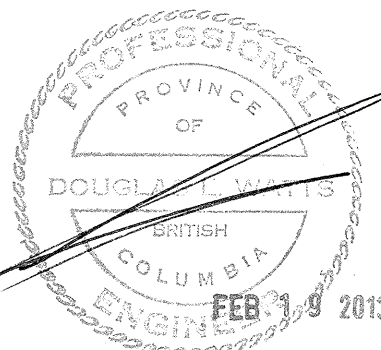
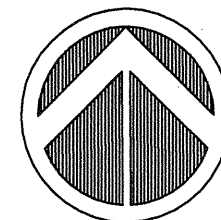


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NORTH



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TRANSPORT CANADA

Project title/Titre du projet

SANDSPIT, B.C.

COMBINED SERVICES
BUILDING
BUILDING ENVELOPE
REFURBISHING

Consultant Signature Only

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Drawing title/Titre du dessin

DRAWING INDEX, AIRPORT
SITE PLAN, CSB SITE
PLAN, & GENERAL NOTES

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A0

Revision no./
La Révision
no.